Robert Ellis

look no further. . .

Sherwood Rise
New Basford, Nottingham NG7 6JE

A THREE-BEDROOM SEMI-DETACHED FAMILY PROPERTY, LOCATED ON A CORNER PLOT.

Offers Over £200,000 Freehold

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ROBERT ELLIS ESTATE AGENTS are delighted to bring to the market this WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME, positioned on a CORNER PLOT in the ever-popular location of Sherwood Rise, New Basford.

This spacious property is ideally located close to a wide range of local amenities, schools, and excellent public transport links into Nottingham City Centre, Arnold, and surrounding areas. The vibrant hubs of Carrington and Sherwood, with their cafés, shops, and restaurants, are also just a short distance away.

Internally, the property benefits from TWO WELL-PROPORTIONED RECEPTION ROOMS, providing flexible space for family living and entertaining. The EXTENDED KITCHEN offers ample worktop and storage space, ideal for those who enjoy cooking or hosting.

To the first floor are THREE BEDROOMS and a MODERN FOUR-PIECE FAMILY BATHROOM, complete with a separate bath and shower. The home also features MODERN GAS CENTRAL HEATING and DOUBLE GLAZING throughout.

Externally, the CORNER PLOT position allows for generous outdoor space, including a private garden area and a DETACHED GARAGE providing secure parking or storage.

This home offers a fantastic opportunity for families and professionals alike. VIEWING IS HIGHLY RECOMMENDED—contact Robert Ellis today to arrange your appointment!

Entrance Porch
2'5 x 6'11 approx (0.74m x 2.11m approx)
Double glazed French doors to the front, quarry tiled floor, internal original stained glass leaded door and window to:

Entrance Hallway
7'1 x 9'3 approx (2.16m x 2.82m approx)
Stairs to the first floor, double radiator, wood flooring, understiars storage, ceiling light point and panelled door to:

Living Room
11'1 x 13'1 approx (3.38m x 3.99m approx)
Leaded and stained glass double glazed bay window to the front, double radiator, ceiling light point, stripped wood flooring, feature fireplace incorporating wooden surround, marble hearth and back panel with inset Living Flame gas fire, built-in storage cabinet into chimney recess, internal panelled door to:

Dining Room
12'3 x 10'10 approx (3.73m x 3.30m approx)
UPVC double glazed picture window overlooking the rear garden, double radiator, ceiling light point, stripped pine wood flooring, built-in shelving to chimney recess, internal panelled door to:

Extended Kitchen
7' x 16' approx (2.13m x 4.88m approx)
With a range of matching wall and base units incorporating laminate work surfaces above, stainless steel sink with mixer tap, space and point for a free standing gas cooker, space and point for a free standing fridge freezer, space and plumbing for an automatic washing machine, tiled floor, tiled splashbacks, wall mounted Worcester Bosch combination boiler, UPVC double glazed window and door to the rear, radiator, ceiling light point and ample space for a dining table.

First Floor Landing
Stained glass leaded windows to the side, loft access hatch, ceiling light point and panelled doors to:

Bedroom 1
11'1 x 12'8 approx (3.38m x 3.86m approx)
Stained glass leaded double glazed bay window to the front, ceiling light point, double radiator, built-in wardrobes to chimney recess.

Bedroom 2
11' x 12'5 approx (3.35m x 3.78m approx)
UPVC double glazed window to the rear, radiator, ceiling light point, built-in wardrobe to chimney recess.

Bedroom 3
7'6 x 7' approx (2.29m x 2.13m approx)
UPVC double glazed leaded window to the front, wood flooring, ceiling light point, radiator.

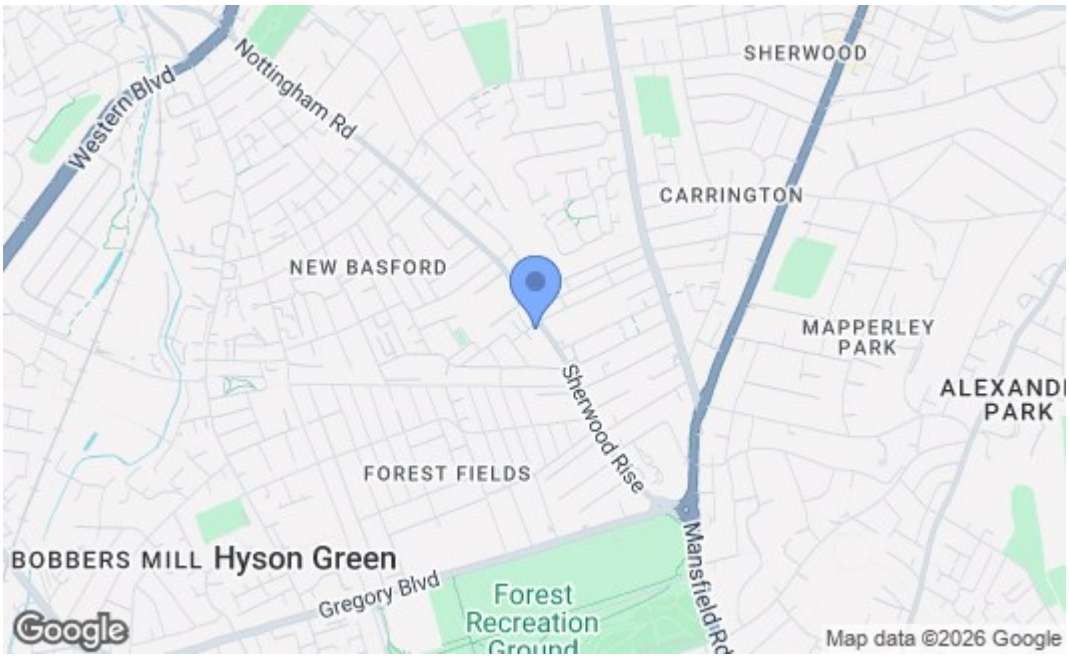
Bathroom
8'4 x 6'10 approx (2.54m x 2.08m approx)
Four piece suite comprising of a panelled bath, pedestal wash hand basin, walk-in shower enclosure with electric Triton shower above, low flush w.c., UPVC double glazed windows to the rear and side, chrome heated towel rail, ceiling light point, tiled splashback, linoleum flooring.

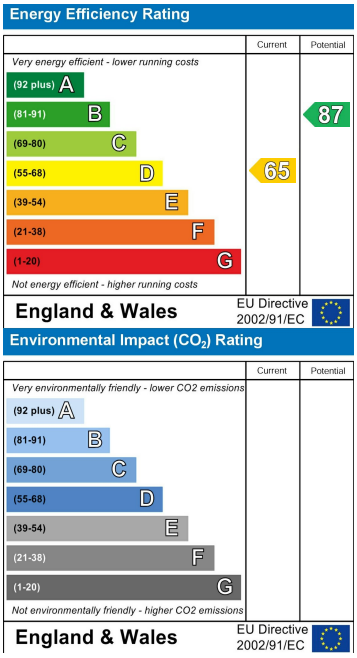
Outside
To the front of the property there is a walled garden laid mainly to lawn with mature shrubs planted to the borders, pathway to the front entrance door.

To the rear there is an enclosed, private garden with walled boundaries, paved patio area, raised garden bed, gated driveway leading to the garage. Secure gated access to the side, outside tap, external power, light and security lighting.

Council Tax
Nottingham Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 18mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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